



Riverside Close, Howley Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Extended Lease
- Top Floor Apartment
- Two Bedrooms
- Lovely River Views
- Great Location
- Close to Local Amenities
- Allocated Parking
- Communal Garden Area
- Close to the Town Centre

INTERIOR

Access to this first-floor apartment is through a welcoming hallway that leads to all rooms. The natural flow of the apartment first introduces you to two generously sized bedrooms, newly carpeted and perfect for unwinding. Next, you enter the spacious lounge area, filled with natural light and offering stunning views of the River Mersey. Adjacent to the lounge is the convenient kitchen, ideal for everyday cooking. Finally, the apartment features a three-piece bathroom with an over-the-bath shower. The apartment benefits from a boarded loft space with ample storage including electrics and drop down ladders. The entire apartment has been freshly decorated, creating a bright and airy atmosphere.

GARDEN

At the side of the building is a communal grass area with a washing line. The apartment comes with designated parking as well as allocated parking spaces available for visitors.

SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)



LOCATION

Howley is a district located on the banks of the River Mersey and just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. There's also a great selection of scenic walks nearby along the banks of the river. Howley is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

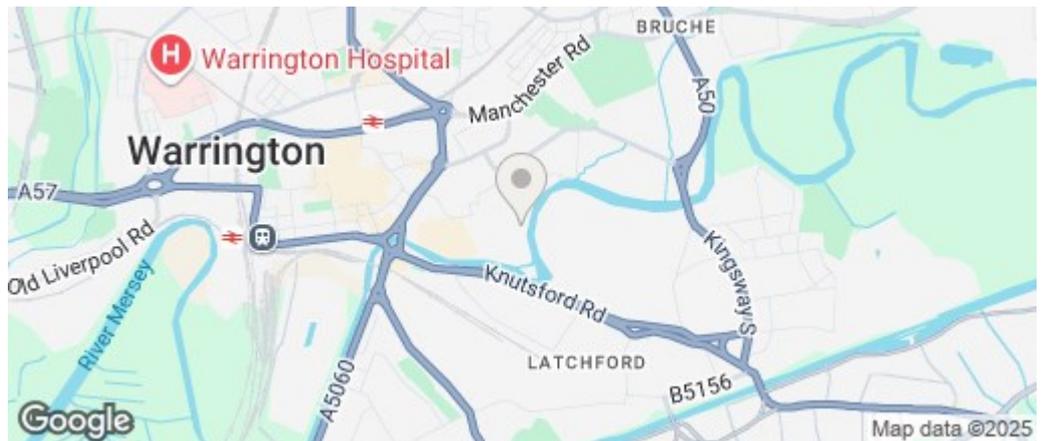


Approximate total area⁽¹⁾
516.88 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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